

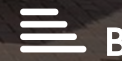
WE VALUE



YOUR HOME



Potash Mead, Benson  
£500,000



A beautifully presented three-bedroom detached family home, offering stylish and practical living accommodation throughout, complemented by a stunning west-facing rear garden that has been thoughtfully landscaped to create an exceptional outdoor space.

A standout feature of this home is the covered pergola/lean-to adjoining the property, providing the perfect setting for al fresco dining, entertaining guests, or simply relaxing outdoors whatever the season.

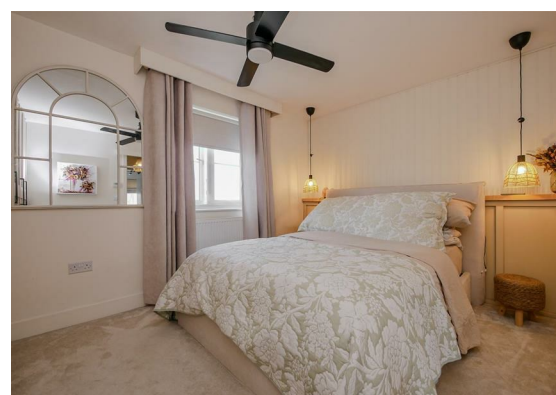
The home begins with a welcoming lounge featuring a contemporary bio-ethanol fireplace, creating a warm and inviting focal point. To the rear, the kitchen/dining room is fitted with a range of integrated appliances and offers an ideal space for family life and entertaining. A convenient downstairs cloakroom completes the ground floor.

Upstairs, there are three bedrooms, including two doubles with fitted wardrobes. The principal bedroom benefits from a unique hidden door concealed within the fitted wardrobes, leading to a en-suite shower room. The remaining bedrooms are served by a family bathroom.

The garage has been partially converted to create a useful utility room at the rear, with space and plumbing for a washing machine and tumble dryer, while the front section of the garage remains ideal for storage.

Externally, the attractive rear garden enjoys a desirable west-facing aspect, making it ideal for enjoying the afternoon and evening sunshine. The garden also benefits from a timber-built outbuilding/garden office measuring 4.78m x 2.78m, offering excellent storage or potential workspace, fully equipped with power, lighting and wifi. To the front of the property, a driveway provides convenient off-street parking for two vehicles.





- THREE BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY LANDSCAPED WEST-FACING REAR GARDEN
- WELL-PRESENTED THROUGHOUT
- COVERED PERGOLA SEATING AREA - IDEAL FOR YEAR-ROUND OUTDOOR ENTERTAINING
- STYLISH LOUNGE WITH BIO-ETHANOL FIREPLACE
- EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- PARTIALLY CONVERTED GARAGE WITH SEPARATE UTILITY ROOM
- OFF-STREET PARKING FOR TWO VEHICLES
- TIMBER FRAMED OUTBUILDING/GARDEN OFFICE (4.78m x 2.78m)



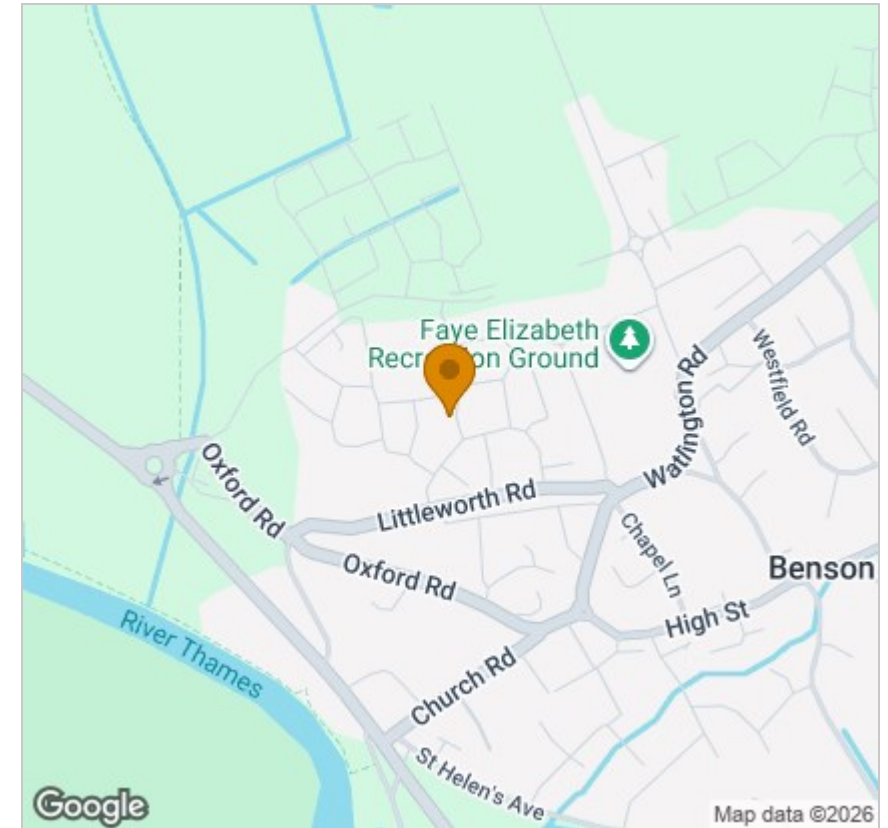
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92 plus A		95	92 plus A		
81-91 B	84		81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
39-54 E			39-54 E		
21-38 F			21-38 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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